Grantee: St Paul, MN

Grant: B-08-MN-27-0002

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-MN-27-0002

Grantee Name:

St Paul, MN

Grant Amount:

\$4,302,249.00

Grant Status:

Active

QPR Contact:

Beth Ulrich

Disasters:

Declaration Number

NSP

Plan Description:

Recovery Needs:

Obligation Date:

03/20/2009

Award Date:

03/20/2009

Contract End Date:

03/27/2013

Review by HUD:

Submitted - Await for Review

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,302,249.00
Total CDBG Program Funds Budgeted	N/A	\$4,302,249.00
Program Funds Drawdown	\$1,131,286.80	\$1,968,877.58
Obligated CDBG DR Funds	\$1,906,060.68	\$2,743,651.46
Expended CDBG DR Funds	\$1,483,878.32	\$2,564,318.03
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$645,337.35	\$0.00
Limit on Admin/Planning	\$430,224.90	\$344,420.72
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

 National Objective
 Target
 Actual

 NSP Only - LH - 25% Set-Aside
 \$1,075,562.25
 \$1,175,562.25

Overall Progress Narrative:

Breakdown of NSP funding to date:

\$4,302,249.00 City Direct NSP

- 430,224.00 Administration-obligated
- -2,507,836.99 Obligated and/or expended
- 250,000.00 To be obligated under maintenance/holding cost Agreement
- 204,000.00 Obligate by 6/30/10 demolition estimated on 17 properties (bidding)
- -1,114,188.01 funds to be obligated for rehabilitation on properties
- -0- Balance

Current Update on Vacancies/Foreclosures in St. Paul:

As of 3/30/10: 1,536 Registered Vacant Buildings in St. Paul

Ist Quarter of 2010: 491 Sheriff&rsquos Sales have been completed in St. Paul

925 Pre-foreclosure Notices sent out in St. Paul

City/HRA has awarded \$600,000 of local funds to various neighborhood organizations for continued community engagement process in working through neighborhood stabilization efforts as a complement to NSP funding of bricks and mortar activity.

City is opening demolition bids on 4/20/10 and 4/28/10 for awards in May, 2010. Of the initial bids opened on 4/20/10, we awarded 4 bids to a Section 3 Certified Contractor. 17 properties are being bid between these two dates. An additional 14 will be bid later in May.

City is bidding up to 13 houses in May for rehabilitation. Habitat has submitted proposals for 5 properties and we anticipate being under contract by the end of May for 5 properties that will provide housing to families at 50% of median income.

City received proposals from 2 private developers to participate in redeveloping both ownership and rental housing by rehabilitating these vacant and foreclosed properties. The properties would either be sold to qualified homeowners with the NSP covenants; and the true duplexes would be owned and managed by the private developer with all the NSP covenants.

Project Summary

Project #, Project Title This Report Period To Date

Program Funds Project Funds
Drawdown Budgeted

Program Funds
Drawdown

9999, Restricted Balance	\$0.00	\$0.00	\$0.00
ACQ-DEMO, Acquisition/Demolition	\$278,911.24	\$947,000.00	\$434,997.53
ACQ-FUT-RESALE, Acquisition for Future Resale	\$0.00	\$1,305,000.00	\$95,531.19
ACQ-RESALE, Acquisition and Resale	\$655,930.84	\$1,620,025.00	\$1,241,904.14
ADMIN, Administration	\$196,444.72	\$430,224.00	\$196,444.72

Activities

Grantee Activity Number: AD-001

Activity Title: ACQ-DEMO 50%

Activitiy Category:

Land Banking - Acquisition (NSP Only)

Project Number:

ACQ-DEMO

Projected Start Date:

10/01/2008

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Demolition

Projected End Date:

09/30/2018

Responsible Organization:

City of St Paul

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$125,396.70	\$183,160.38
Obligated CDBG DR Funds	\$126,577.53	\$184,341.21
Expended CDBG DR Funds	\$129,870.57	\$255,267.27
City of St Paul	\$129,870.57	\$255,267.27
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Vacant residential properties that have been foreclosed upon will be acquired by the City in a bulk purchase or other negotiations, and the structures will be cleared by the City. Some of the vacant lots will be sold and have new homes constructed on them when the housing market improves. The homes will be developed by Habitat for Humanity, neighborhood CDCs, or other contractors/developers. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The lots which are not suitable for new construction will become neighborhood open spaces or community gardens.

The ongoing costs of maintaining the lots will be paid with NSP funds, NSP program income, and local funding sources.

Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

The City has purchased a total of 14 properties under this activity, of which one was purchsed this quarter. We moved 2 properties from AD-002 to this activity.

604 Bush was a single family foreclosed house that will be demolished and land banked (eligible use C& D) 2 previously purchased homes were demolished this quarter (under eligible use C & D). 2 more have been bid and awarded for demolition (eligible C & D). 9 properties have been identified to be sent for bid for demolition (eligible use C & D)

Performance Measures

	Th	This Report Period			Cumulative Actual Total / Exp		
	Low	Mod	Total	Low	Mod	Total	
# of Properties	0	0	14	0/0	0/0	28/5	

Activity Locations

Address	City	State	Zip
786 Sims Ave	St Paul	NA	55106
904 Geranium Ave	St Paul	NA	55106
604 Bush	St Paul	NA	55130

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

Grantee Activity Number: AD-002

Activity Title: ACQ-DEMO 120%

Activitiy Category:

Land Banking - Acquisition (NSP Only)

Project Number:

ACQ-DEMO

Projected Start Date:

10/01/2008

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Demolition

Projected End Date:

09/30/2018

Responsible Organization:

City of St Paul

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$647,000.00
Total CDBG Program Funds Budgeted	N/A	\$647,000.00
Program Funds Drawdown	\$153,514.54	\$251,837.15
Obligated CDBG DR Funds	\$275,177.39	\$373,500.00
Expended CDBG DR Funds	\$284,779.51	\$434,293.35
City of St Paul	\$284,779.51	\$434,293.35
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Vacant residential properties that have been foreclosed upon will be acquired by the City in a bulk purchase or other negotiations, and the structures will be cleared by the City. Some of the vacant lots will be sold and have new homes constructed on them when the housing market improves. The homes will be developed by Habitat for Humanity, neighborhood CDCs, or other contractors/developers. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The lots which are not suitable for new construction will become neighborhood open spaces or community gardens.

The ongoing costs of maintaining the lots will be paid with NSP funds, NSP program income, and local funding sources.

Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

The City has purchased 27 properties under this activity to date, 2 of which were purchased this quarter, 6 were moved from a previous activity (5 from AD-001, 1 from AR-002).

113 Winnipeg was foreclosed vacant land (eligible use C)

967 Edgerton was foreclosed vacant land (eligible use C)

1 property has been bid and awarded under a pilot demolition deconstruction project (eligible use C & D). 1 property has been demolished, 2 properties have been bid and awarded for demolition. 9 properties are being speced for demoliton (under eligible use C& D). 8 properties continue to be reviewed for demo or rehab.

Performance Measures

This Report Period Cumulative Actual Total / Expected

Low Mod Total Low Mod Total

# of Properties	0	0	27	0/0	0/0	49/22
Activity Locations						
Address		City		State		Zip
53 Front		St PaA	ul	NA		55117
431 Charles		St Paul		NA		55103
748 Jenks		St Paul		NA		55130
938 York		St Paul		NA		55106
63 Hatch		St Paul		NA		55117
113 Winnipeg		St Paul		NA		55117
687 Edmund Ave		St Paul		NA		55103

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

Grantee Activity Number: ADMIN-001

Activity Title: Administration

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:
ADMIN Administration

Projected Start Date: Projected End Date:

10/01/2008 09/30/2012

National Objective: Responsible Organization:

A City of St Paul

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$430,224.00
Total CDBG Program Funds Budgeted	N/A	\$430,224.00
Program Funds Drawdown	\$196,444.72	\$196,444.72
Obligated CDBG DR Funds	\$215,200.00	\$215,200.00
Expended CDBG DR Funds	\$147,976.00	\$344,420.72
City of St Paul	\$147,976.00	\$344,420.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative and Monitoring Costs for NSP activities.

Location Description:

Administration

Activity Progress Narrative:

Staff costs associated with NSP funds.

Since the initial start of NSP 1, Staff has reviewed 1000 properties that went through foreclosure and has acquired 207 properties, not all with NSP funds, some with other sources. 35 other properties for commercial development in NSP priority areas have also been acquired using local and private sources. All these activities assist in a community-wide Neighborhood Stabilization effort which is necessary to strangthen communities. Administration funds from NSP are only being used for the designated NSP activities.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Total Other Funding Sources

AFS-001 Grantee Activity Number:

ACQ-RESALE 50% Activity Title:

Activitiy Category: Activity Status:

Acquisition - general **Under Way**

Project Number: Project Title:

ACQ-FUT-RESALE Acquisition for Future Resale

Projected Start Date: Projected End Date:

10/01/2008 09/30/2018

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside City of St Paul

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$0.00	\$26,274.54
Obligated CDBG DR Funds	\$173,725.46	\$200,000.00
Expended CDBG DR Funds	\$53,847.21	\$53,847.21
City of St Paul	\$53,847.21	\$53,847.21
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, and will be held for future disposition to income eligible homebuyers, or owner occupants of small rental properties. It is anticipated that these properties will require fairly substantial rehabilitation, and will not be sold to end buyers until the housing market improves and other negative influences begin to change.

The homes will most likely be developed by Habitat for Humanity. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The ongoing holding costs of these properties will be paid with NSP funds, NSP program income, and local funding sources.

Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

The City has acquired 4 properties under this activity, 2 of which were acquired this quarter.

234 Edmund

982 Burr

All 6 duplexes are being evaluated for rehabilitation (under eligible use B).

Performance Measures

	This Report Period		Cumulative Actu	al Total / Exp	ected	
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	6	0/0	0/0	6/6
Activity Locations						
Address		City		State		Zip
765 Edgerton (2)		St Paul				55130
234 Edmund (2)	St Paul			NA		55103
506 Hopkins (2)		St Paul				55130
500 Hopkins (2)	St Paul			NA		55130
982 Burr St (2)		St Paul		NA		55130

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

Grantee Activity Number: AFS-002

Activity Title: ACQ-RESALE 120%

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

ACQ-FUT-RESALE Acquisition for Future Resale

Projected Start Date: Projected End Date:

10/01/2008 09/30/2018

National Objective: Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$905,000.00
Total CDBG Program Funds Budgeted	N/A	\$905,000.00
Program Funds Drawdown	\$0.00	\$69,256.65
Obligated CDBG DR Funds	\$380,743.35	\$450,000.00
Expended CDBG DR Funds	\$169,885.22	\$169,885.22
City of St Paul	\$169,885.22	\$169,885.22
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, and will be held for future disposition to income eligible homebuyers, or owner occupants of small rental properties. It is anticipated that these properties will require fairly substantial rehabilitation, and will not be sold to end buyers until the housing market improves and other negative influences begin to change.

The homes will most likely be developed by the City, with neighborhood CDCs, or private contractors acting as contractors. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The ongoing holding costs of these properties will be paid with NSP funds, NSP program income, and local funding sources.

Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

The City has acquired 9 properties under this activity, 4 of which were acquired this quarter. 2 properties were moved from previous activities (1 from activity AR-002[43 Front] and 1 from AR-001 [711 Charles]).

487 Mendota

737 Plum

707 Thomas

457 Smith

6 properties are being evaluated for potential rehabilitaion under eligible use B. 1 property has specs being prepared for bidding under eligible use B.

Performance Measures

This Report Period Cumulative Actual Total / Expected

Low Mod Total Low Mod Total

# of Properties	0	0	9	0/0	0/0	9/20
Activity Locations						
Address		City		State		Zip
914 Jessamine		St Paul		NA		55106
487 Mendota		St Paul		NA		55130
707 Thomas		St Paul		NA		55103
457 Smith Ave		St Paul		NA		55102
767 Fourth St E		St Paul		NA		55106
685 Fourth St E (2)		St Paul		NA		55106
737 Plum		St Paul		NA		55106
487 Mendota St		St Paul		NA		55106

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

Grantee Activity Number: AR-001

Activity Title: ACQ SALE 50%

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

ACQ-RESALE Acquisition and Resale

Projected Start Date: Projected End Date:

10/01/2008 09/30/2013

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside City of St Paul

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$475,562.25
Total CDBG Program Funds Budgeted	N/A	\$475,562.25
Program Funds Drawdown	\$143,261.16	\$377,094.34
Obligated CDBG DR Funds	\$218,137.03	\$451,970.21
Expended CDBG DR Funds	\$179,516.65	\$397,653.68
City of St Paul	\$179,516.65	\$397,653.68
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, rehabilitation specifications will be completed, and the properties will be sold to income eligible homebuyers using non-NSP purchase/rehabilitation financing. It is anticipated that these properties will not require substantial rehabilitation, and will be sold to end buyers relatively quickly. Holding costs will be paid with NSP funds. All NSP assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

The City acquired 12 properties to date under this activity, 2 of which were acquired this quarter. We transferred 9 propertires from other activities into this activity (3 from AD -001, 1 form AD-002, 3 from AFS-001, 1 from AFS-002, 1 from AR-002) 89 Atwater

670 Aurora

5 properties have been approved to be sold to Habitat for Humanity during next quarter, 1 property is being rehabbed under eligible use B. 3 properties have been bid for demolition. Specs are being prepared for 1 property under eligible use B. 4 duplexes designated under eligible use B are being worked on for rehabilitation, tentative developer designation next quarter.

Performance Measures

	This R	This Report Period		Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	12	0/0	0/0	25/6

Activity Locations

Address	City	State	Zip
437 York	St Paul	NA	55130
940 Desoto	St Paul	NA	55130
1003 Woodbridge (2)	St Paul	NA	55117
89 Atwater (2)	St Paul	NA	55117
711 Charles (2)	St Paul	NA	55103
49 Manitoa (2)	St Paul	NA	55117
907 Burr	St Paul	NA	55130
443 York	St Paul	NA	55130

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: AR-002

Activity Title: ACQ SALE 120%

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

ACQ-RESALE Acquisition and Resale

Projected Start Date: Projected End Date: 10/01/2008 09/30/2013

10/01/2008 09/30/201

NSP Only - LMMI City of St Paul

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,144,462.75
Total CDBG Program Funds Budgeted	N/A	\$1,144,462.75
Program Funds Drawdown	\$512,669.68	\$864,809.80
Obligated CDBG DR Funds	\$516,499.92	\$868,640.04
Expended CDBG DR Funds	\$518,003.16	\$908,950.58
City of St Paul	\$518,003.16	\$908,950.58
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Responsible Organization:

Activity Description:

National Objective:

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, rehabilitation specifications will be completed, and the properties will be sold to income eligible homebuyers using non-NSP purchase/rehabilitation financing. It is anticipated that these properties will not require substantial rehabilitation, and will be sold to end buyers relatively quickly. Holding costs will be paid with NSP funds. All NSP assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

The City has acquired a total of 18 properties under this activity, 1 of which was acquired this quarter. We moved an aditional 2 properties into this activity (1 from AR-001, 1 from AFS-001).

845 Conway

9 properties have bid specs drafted or completed, and are being bid during the next quarter under eligible use B. We are working with a developer on 4 properties for rehab under eligible use B for homeownership.

Performance Measures

	This R	This Report Period		Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	18	0/0	0/0	35/21

Activity Locations

Address	City	State	Zip
845 Conway	St Paul	NA	55106

1053 Charles	St Paul	NA	55104
712 Magnolia	St Paul	NA	55106
43 Front	St Paul	NA	55117

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount